

MEMORANDUM

MAY 23, 1984

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: SOUTH COVE URBAN RENEWAL AREA, PROJECT
NO. MASS R-92, DISPOSITION PARCEL R-3D-1
TENTATIVE DESIGNATION OF REDEVELOPER

Parcel R-3D-1 is a vacant Authority-owned three and one-half story building located at 20 Pine Street in the South Cove Urban Renewal Area. It abuts a similar structure which has recently been rehabilitated by Mr. William Harris.

In 1980, after public advertisement the Authority received several rehabilitation proposals for the rehabilitation of 20 Pine Street. Since 1980, there has been a series of housing studies in the Chinatown area for the purpose of evaluating potential family housing units. In the interim, the vacant structure at 20 Pine Street has continued to deteriorate.

At the present time the building is in danger of collapse. The rear wall is fractured and bulged, and a section has already collapsed. The rehabilitation staff has estimated the cost of emergency repairs only, in an amount in excess of \$25,000.

Since the original advertisement, the only continued interest has been expressed by Mr. William Harris, owner of 18 Pine Street (and 231 Harrison Avenue). Mr. Harris is aware of the structural deficiencies in the building, and is willing to undertake the structural repairs and rehabilitation for residential occupancy immediately. The rehabilitation will result in five (5) dwelling units.

It is recommended that the Authority grant tentative designation to Harris Realty Trust, Mr. William Harris, as redeveloper of Parcel R-3D-1, 20 Pine Street, and that the Director further authorize an early license to enter the site to make emergency repairs.

An appropriate resolution is attached.

R-3D - 3800 sq. ft.

Pine St/Harrison Ave.

AREA
WIDTH
DEPTH
SITE
ACCESS
PARKING
D.U.'s
TYPE
ZONING

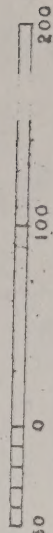
USE
HOUSING (alt. public
or institutional)

NOTES:

PARCEL BOUNDARIES AND AREAS BASED ON
CITY ASSESSOR'S MAPS ARE APPROXIMATE.
PENDING FINAL SURVEYS.

FOR DEFINITIONS, STANDARDS & CONTROLS
SEE:

SOUTH COVE URBAN RENEWAL PLAN
PROJECT NO. MASS. R-92
BOSTON REDEVELOPMENT AUTHORITY
JUNE 1965

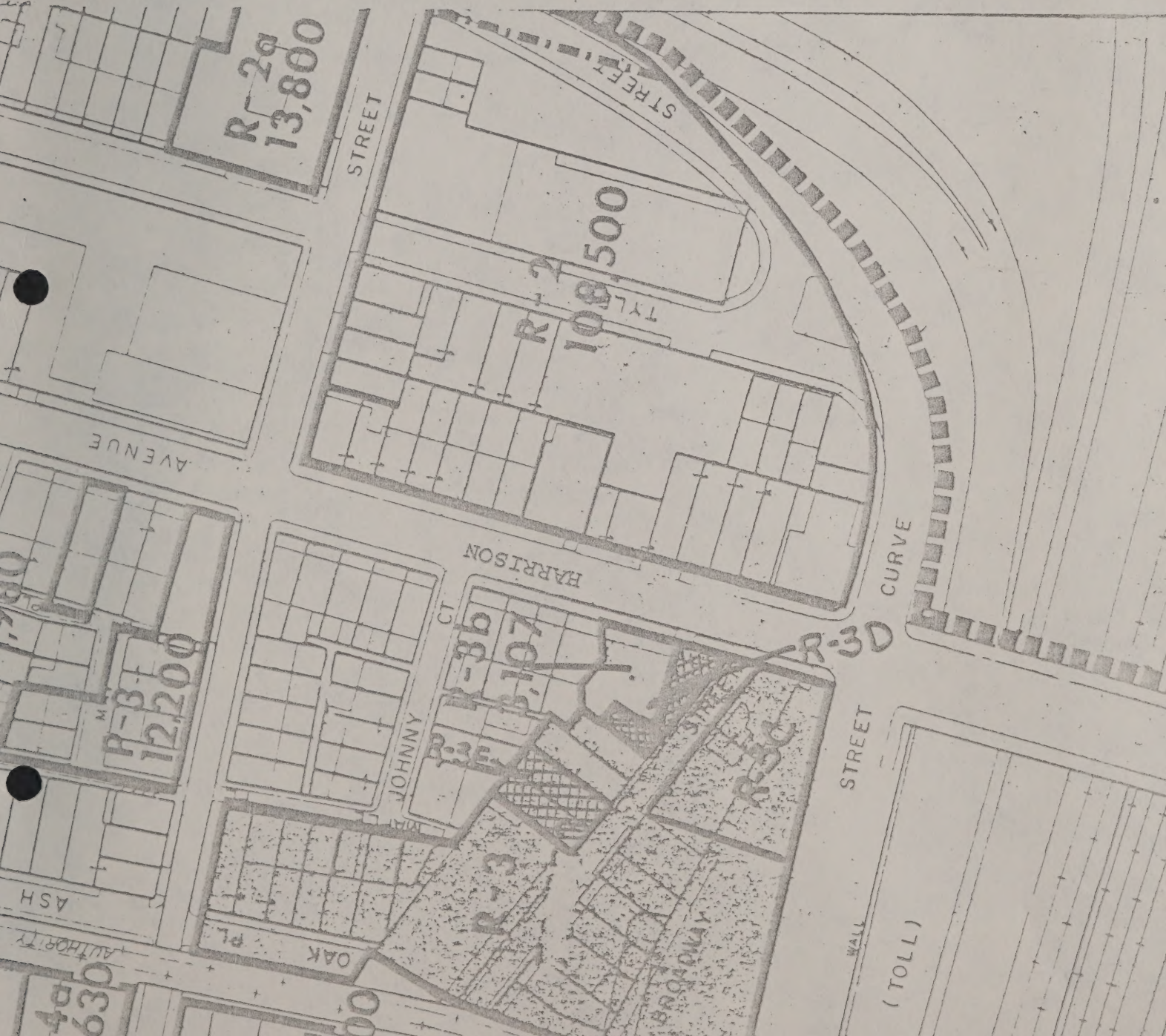


DISPOSITION
PARCELS

DATE:

SOUTH COVE
Urban Renewal Area
Massachusetts R-92

BOSTON REDEVELOPMENT AUTHORITY



RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF HARRIS REALTY TRUST
DISPOSITION PARCEL R-3D-1
IN THE SOUTH COVE URBAN RENEWAL AREA
PROJECT NO. MASS. R-92

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South Cove Urban Renewal Area, Project No. Mass. R-92, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Harris Realty Trust has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel R-3D-1 in the South Cove Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Harris Realty Trust be and hereby is tentatively designated as Redeveloper of Disposition Parcel R-3D-1 in the South Cove Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended;
- (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and

(iii) Final Working Drawings and Specifications; and

(iv) Proposed development and rental schedule.

2. That disposal of Parcel R-3D-1 by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the developer be and hereby are authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.

5. Authorize the Director to execute a license for early entry into the site for the developer to make emergency repairs and other site improvements he deems necessary. Said license to be in the Authority's usual form including indemnification and co-insurance.

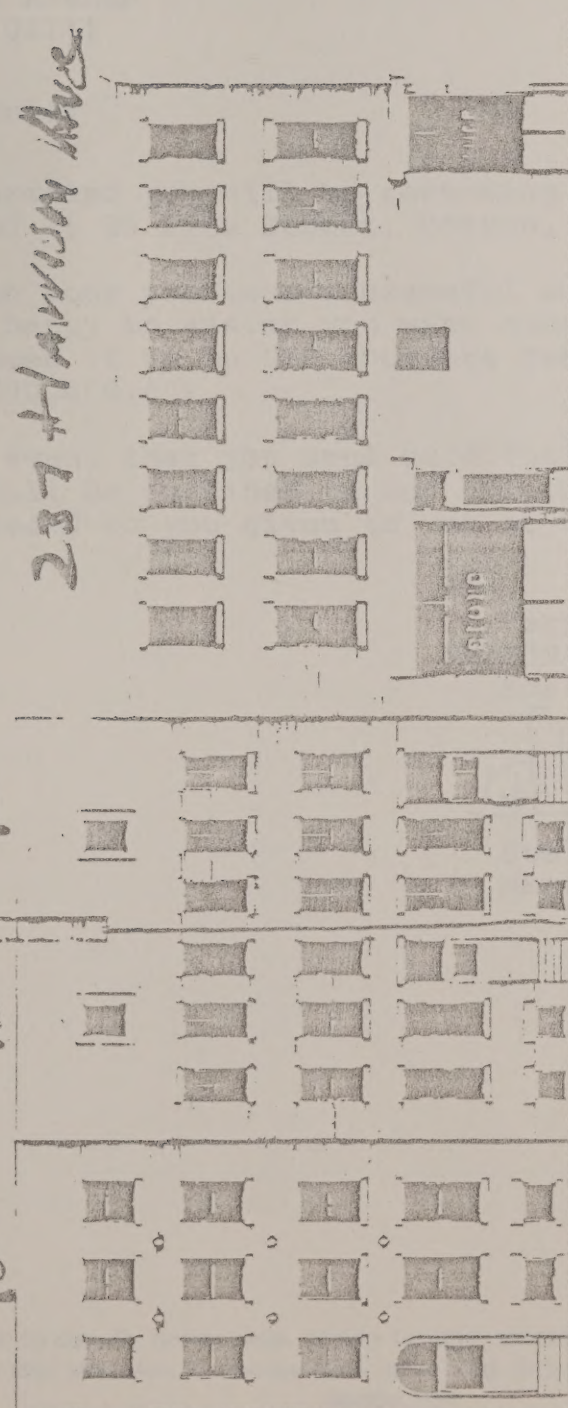
6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004)..

BRICK
16/100

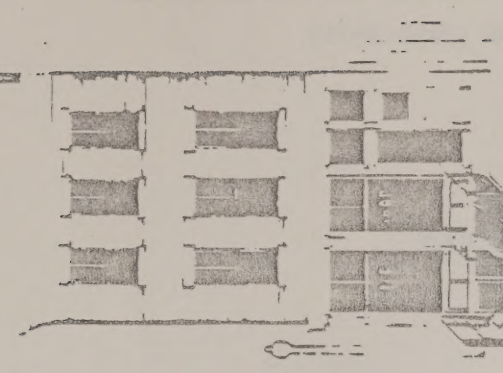
HARRIS
18

BRICK
20

BRICK



237 Harrison Ave



Pine Street Elevation

18 20

Harrison Avenue Elevation

Pine Street Revitalization

William A. Harris - Developer

Manuel Stefanakis - Designer

Phase I



NATIONAL BANK OF GREECE, S.A.

ESTABLISHED 1841 - ATHENS, GREECE

1199

May 22, 1984

Mr. William A. Harris
Harris Realty Trust
231 Harrison Avenue
Boston, MA 02111

Dear Mr. Harris:

We understand you will be restoring the apartment house located at 20 Pine Street, Boston, Massachusetts.

Based on your previous successful construction work, we would be happy to assist you with construction money should you need it up to U.S. Dollars Two Hundred Thousand (\$200,000.00).

In the event that you need said funds, the terms and conditions will be outlined in our original commitment letter addressed to you given to you at that time.

Very truly yours,
NATIONAL BANK OF GREECE
Boston Branch

Stelios Antonakopoulos
Manager

SA/aaa

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: TARMS REALTY TRUST, William Harris Trust
 b. Address and ZIP Code of Redeveloper: 231 Harrison St., Boston, Mass 02111
 c. IRS Number of Redeveloper:
 2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

BOSTON REDEVELOPMENT AUTHORITY

(Name of Local Public Agency)

is SOUTH COVE URBAN RENEWAL AREA MASS. R-92.
 (Name of Urban Renewal or Redevelopment Project Area)

in the City of BOSTON, State of MASSACHUSETTS,
 is described as follows²

R-3D-1

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of _____:

- ☐ A corporation.
☐ A nonprofit or charitable institution or corporation.
☐ A partnership known as
☐ A business association or a joint venture known as
☐ A Federal, State, or local government or instrumentality thereof.
☐ Other (explain) REALTY TRUST - Developer of REALTY ESTATE

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows: WILLIAM A. HARRIS, Trustee

¹If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

²Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

HARRIS REALTY TRUST

William A. Harris Trustee

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

NONE

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

NONE

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

NO LAND TO BE REDEVELOPED - LRA

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$ 580.00 -
- b. Cost per dwelling unit of any residential redevelopment. \$ 2,753.33 -
- c. Total cost of any residential rehabilitation \$ 110,000.00 -
- d. Cost per dwelling unit of any residential rehabilitation \$ 3,500.00 -

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT		ESTIMATED AVERAGE MONTHLY RENTAL	ESTIMATED AVERAGE SALE PRICE
Parcel R-3D-1	2 BEDRM - 1 BATH	\$ 375.00	\$ 30,000.00
Parcel R-3D-2	2 " " "	375.00	32,000.00
Parcel R-3D-3	2 " " "	375.00	32,000.00
			\$ 94,000.00
Parcel R-3D-4	2-3 BEDRM - 1 BATH	\$ 390.00	\$ 34,500.00
Parcel R-3D-5	2-3 " " "	390.00	34,500.00
237-239 Harrison Ave	STORE - 2 LEVEL	500.00	45,000.00
			\$ 114,000.00

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals;

UTILITIES to be ELECTRIC - BASEBOARD ADDITION - HEAVY INSULATION
FOR MAXIMUM R.H. FACTOR -
NO PARKING ON LAND AREA AVAILABLE - PUBLIC PARKING POSSIBLE
IN STREET PARKING LOTS.

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices: BASEBOARD CONDITIONER OR CONDENSER

CERTIFICATION

I (We) William A. Harris
certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: _____

Signature

Title

Address and ZIP Code

Dated: 8/21/84
Harris Realty Trust
Signature
William A. Harris, Trustee
Title
231 Harrison Ave Boston Ma
Address and ZIP Code 02111

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.
² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

* CONDITIONAL ON CEN-105

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes.")

1. a. Name of Redeveloper: HARRIS REALTY TRUST
 b. Address and ZIP Code of Redeveloper: 231 HARRISON AVE, BOSTON, MASS. 02111
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

BOSTON REDEVELOPMENT AUTHORITY
 (Name of Local Public Agency)

in SOUTH COVE URBAN RENEWAL AREA MASS. R-92
 (Name of Urban Renewal or Redevelopment Project Area)

in the City of BOSTON, State of MASSACHUSETTS,
 is described as follows:

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☐ YES ☒ NO
 If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

4. a. The financial condition of the Redeveloper, as of 4/1, 1984,
 is as reflected in the attached financial statement.

(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

- b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based: SAMUEL GIBER - ATTORNEY 31 STATE ST. BOSTON MASS

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

- 1) PROPOSED TO FINANCE CONSTRUCTION FROM BANKS
- 2) EXISTING WORKING CAPITAL AVAILABLE
- 3) SELL ASSETS LIKE LAND OR HOUSES TO FINANCE IF NECESSARY
- 4) PURSUE SOME MONEY FEDERAL OR MUNICIPAL FUNDS IF AVAILABLE OR NECESSARY

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANK	AMOUNT
Bay Bank Middlesex, N.A. BURLINGTON, MASS -	\$ 2000 —
CITY BANK & TRUST CO. BOSTON, MASS -	5000 —
FIRST CAMBRIDGE SAVINGS BANK - CAMBRIDGE, MASS -	50,000 —
MISCELLANEOUS	25,000 —

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE	AMOUNT
	\$ —

c. By sale of readily salable assets:

DESCRIPTION	MARKET VALUE	MORTGAGES OR LIENS
10 RESIDENTIAL HOMES - NEW BEDFORD, MASS	\$ 175,000	\$ —
2 RESIDENTIAL HOMES " " " "	150,000	\$ 27,000 —
1 " " " " LEANING " "	100,000	\$ 50,000 —

7. Names and addresses of bank references:

Bay Bank Middlesex, N.A. BURLINGTON MASS - EXECUTIVE OFFICES - MR. RYAN, VICE-PRES.
CITY BANK & TRUST CO. BOSTON, MASS - MR. BULCHSTEIN
FIRST CAMBRIDGE SAVINGS BANK - CAMBRIDGE ST, CAMBRIDGE, MASS - MR. ALLEN

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

- b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

- (1) REHABILITATING (fully) 33 APARTMENTS - 5 OFFICES AT 231 HARRISON AVE, BOSTON, MASS
Pilot Bldg of URBAN Renewal Program at Southern Cove,
- (2) BUILT 42 APARTMENTS - 590, 592, 594, 596 ARLINGTON AVENUE, ROSINDALE, MASS
- (3) BUILT 28 " BLACKFIST & CANNINGS HIGHWAY, MATTHEW, MASS.
- (4) BUILT 48 " FOREST ST. BRIGHTON, MASS
- (5) BUILT 30 " 39 ENGLEWOOD AVE, BRIGHTON, MASS
- (6) BUILT 24 " ELDER RD, BRIGHTON, MASS
- (7) BUILT 37 " LOC ST. CAMBRIDGE, MASS

REHABILITATING 100 UNITS IN BOSTON AND BRIGHTON, MASS

b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work: *No - He is a Builder Himself*

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper: *None*

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder: *No.*

a. Name and address of such contractor or builder:

b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract? ☐ YES ☒ NO
If Yes, explain:

c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ 200,000 (Approx)

General description of such work:

- 1) BUILT 3 Contemporary Homes in (New Bedford) Mashpee, Mass.
- 2) Upgrading of 42 Apartments - Roslindale - Harrison Ave. Boston Mass.
- 3) " " 3 - " " "
- 4) Maintain 4 Apartments - 18 Pine St. Boston Mass.

d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF CONTRACT OR DEVELOPMENT	LOCATION	AMOUNT	DATE TO BE COMPLETED
1) Upgrading of 42 units	{ 590-592-594-596 American Legion Hwy Roslindale	\$ 50,000 -	1977 - 1978
2) Upgrading of 30 units	{ 231 Harrison Ave Boston, Mass.	25,000 -	1977 - 1978
3) 10 for B-3114 Remodel 4 apartments	18 Pine St. Boston, Mass.	30,000 -	1979 - 1980

e. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCY

AMOUNT

DATE OPENED

None

\$

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor: *Has been in Building Trade for 20 years - Looking for general contractor mostly hiring subs and supervision by myself. Performing of jobs at City House and construction mostly under Boston Code. Financing has not been a problem at any time. Have available some for all trades.*

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I (We) William G. Harris

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.²

Dated: _____

Dated: 4/22/84

Signature

Signature

Title

Title

Address and ZIP Code

Address and ZIP Code

- ¹ If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper..
- ² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department

